

**CITY OF ANGELS  
PLANNING COMMISSION  
SUMMARY MINUTES**

**Regular Meeting of Thursday January 14, 2016  
City Fire House 1404 Vallecito Road  
Angels Camp, California**

**CALL TO ORDER**

Chair Broeder called the meeting to order at 6:00 P.M.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

Commissioners Present: Chair Broeder, Vice-Chair Rudolph, Commissioner Gonzalez and Commissioner Gordon and Commissioner Moncada

Commissioners Absent: None

Staff Present: Planning & Building Director David Hanham, and Deputy City Clerk Jennifer Preston

**APPROVAL OF AGENDA**

**MOTION BY COMMISSIONER GONZALEZ AND DULY SECONDED BY COMMISSIONER MONCADA AND CARRIED 5-0 TO APPROVE THE JANUARY 14, 2016 AGENDA.**

**APPROVAL OF MINUTES**

**1. Approval of the December 10, 2015 regular meeting minutes.**

Corrections to minutes.

Page 3, Under Public Hearing Closed, 1st line, change "state" to "stated".

Page 3, last line, change "wither" to "whether".

Page 4, 2nd paragraph, last line, change "which those lights" to "the lights proposed by applicant".

**MOTION BY COMMISSIONER RUDOLPH AND DULY SECONDED BY COMMISSIONER GONZALEZ AND CARRIED 5-0 TO APPROVE THE REGULAR MEETING MINUTES OF DECEMBER 10, 2015 AS AMENDED.**

**PUBLIC COMMENTS**

**OPENED AT 6:03 P.M.**

There was no public comment.

**CLOSED AT 6:04 P.M.**

**PUBLIC HEARINGS**

**2. Public Hearing - Angels Camp State Route 4 & State Route 49 Gateway and Corridor Study. Resolution 2016-01 a Resolution recommending to City Council the adoption of the Partnership Planning Grant Document the Angels Camp State Route 4 & State Route 49 Gateway and Corridor Study.**

Planning Director Hanham presented the staff report and recommended that the Planning Commission adopt Resolution 2016-01, recommending approval of the Partnership Planning Grant Document for the Angels Camp State Route 4 & State Route 49 Gateway and Corridor Study.

Planning Commission to recommend to the City Council for adoption of the study.

Allison Cotey of Design Workshop presented the PowerPoint presentation that outlined the progression throughout the year and half. Ms Cotey discussed all of the meetings between Caltrans, CCOG, City of Angels, shareholders, and the public. The study takes into account the transportation and land use issues in the Northwest quadrant of Angels Camp known as Heritage Oaks as well as different alternatives to solve those issues.

Ms. Cotey discussed the next steps in the process regarding the partnership with Caltrans in the preparation of getting access to Foundry Lane and Angels Oaks Drive. Ms. Cotey outlined the design exceptions that were needed with the Foundry Lane access as well as the Project Study Report (PSR) that will be required by Caltrans. Ms. Cotey also discussed all of the different design alternatives that could be put into the PSR and ultimately approved by the California Transportation Commission.

**PUBLIC HEARING OPENED: 7:04 P.M.**

There was no public comment.

**PUBLIC HEARING CLOSED: 7:05 P.M.**

Changes to Resolution 2016-01.

2nd Whereas, change to say "WHEREAS, the City of Angels was awarded \$150,000.00 for the purpose of the Caltrans grant and also received \$37,00.00 from CCOG; and".

3rd Whereas, change "working" to "worked".

5th Whereas, change "an" to "a".

Under, Now Therefore Be It Resolved, change "for adoption of" to "for adoption on".

**MOTION BY COMMISSIONER GONZALEZ AND DULY SECONDED BY COMMISSIONER GORDON AND CARRIED 5-0 TO ADOPT RESOLUTION 2016-01**

**RECOMMENDING THE ACCEPTANCE OF THE PARTNERSHIP PLANNING GRANT DOCUMENT THE ANGELS CAMP STATE ROUTE 4 & STATE ROUTE 49 GATEWAY AND CORRIDOR STUDY TO THE CITY COUNCIL OF THE CITY OF ANGELS.**

**PLANNING MATTERS**

**3. Resolution 2016-02, A resolution approving one hanging/blade sign for "Manzanita Arts Emporium" located at 1211 S. Main Street APN 062-004-086.**

Planning Director Hanham presented the staff report and Resolution 2016-02 and recommended that the Planning Commission adopt Resolution 2016-02 approving one blade(hanging) sign for Manzanita Art Emporium located at 1211 S. Main Street.

The discussion that followed was regarding the colors of the sign and if it was going to be compatible with the building and the Historic District. The Planning Commission concluded that the sign colors were acceptable.

Corrections to Resolution 2016-02.

1st Whereas, before "has been submitted" add "currently owned by ABF Enterprises".

Under, Now, Therefore, Be It Resolved, 2nd line, after "above" add "along with the conditions of approval".

**MOTION BY COMMISSIONER RUDOLPH AND DULY SECONDED BY COMMISSIONER MONCADA AND CARRIED 5-0 TO APPROVE RESOLUTION 2016-02 A RESOLUTION APPROVING ONE BLADE(HANGING) SIGN FOR MANZANITA ART EMPORIUM LOCATED AT 1211 S. MAIN STREET APN 062-004-086 AS AMENDED.**

**4. The Right to Farm Ordinance. This is an informational item only.**

Planning Director Hanham presented the staff report regarding the Draft Right to Farm Ordinance and recommended that the Planning Commission make comments regarding the Ordinance.

The discussion that followed was regarding how many people within the city make a living farming, how many times the city has annexed properties, and if farming rights were considered at the time of annexation. The Commission also asked if the city has considered making green belts within the city, and how this ordinance effects property rights.

The direction from the Planning Commission is for staff and the General Plan Implementation Committee to make minor revisions and bring back to Planning Commission for review.

**MOTION BY COMMISSIONER BROEDER AND DULY SECONDED BY COMMISSIONER RUDOLPH AND CARRIED 5-0 TO PROCEED WITH THE DIRECTION FROM THE PLANNING COMMISSION TO MAKE REVISIONS TO THE**

**CURRENT DRAFT RIGHT TO FARM ORDINANCE AND BRING BACK TO THE PLANNING COMMISSION FOR REVIEW.**

**COMMITTEE REPORTS**

**4. GPI - General Plan Implementation Committee – Planning Director Hanham**

Planning Director Hanham stated that the committee needs to set a date for a meeting to go over the changes to the Right To Farm Ordinance.

**5. DAC – Destination Angels Camp Committee - Planning Director Hanham**

Planning Director Hanham stated that there will be an Executive Board Meeting in 2 weeks and next month staff will place a selection of a committee member from the Planning Commission on the agenda.

**6. Gateway Corridor Advisory Committee - Planning Director Hanham**

Planning Director Hanham stated with the Planning Commission approval tonight, the Gateway Corridor Study will go to the City Council on Tuesday for acceptance of the study.

Next month the Planning Commission will selection two commissioners to be on an ad-hoc committee for the Sustainable Communities Grant, so that they can be a part of the meetings.

**COMMISSIONER'S REPORTS**

None

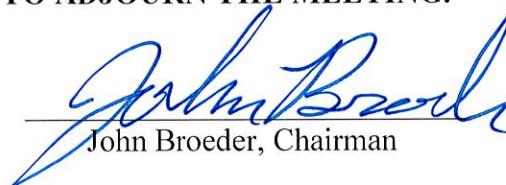
**STAFF REPORTS**

Planning Director Hanham stated that the Lode Hotel has been red tagged and all of the electrical meters have been removed from the building. The Utica Hotel Bar has picked up their building permit and concept plans for Phase II have begun. DeNova Homes has pulled a Temporary Use Permit application for 3 model homes and possibly up to 5 more homes. Staff has been working on the CDBG grant for the parks, Sustainable Communities Grant, the Fairgrounds and sewer issues, the County General Plan, Land Use, Fee Updates, and Impact Fee Updates. It is possible that the Medical Cannabis Conditional Use Permit will be coming to the February meeting if the applicant submits all necessary materials.

**MOTION BY COMMISSIONER RUDOLPH AND DULY SECONDED BY COMMISSIONER GONZALEZ AND CARRIED 5-0 TO ADJOURN THE MEETING.**

MEETING WAS ADJOURNED AT 8:45 P.M.

ATTEST:

  
John Broeder, Chairman

  
Jennifer Preston, Deputy City Clerk